

**APPLICATION REFERENCE: PL/2022/00260/PPFL****Site Address:** 1 Avenue Close Dorridge Solihull B93 8LB

<b>Proposal:</b>	Erection of a three storey detached dwelling with integral garage.
<b>Web link to Plans:</b>	<b>Full details of the proposal and statutory consultee responses can be found by using the above planning application reference number at:</b>  <a href="https://publicaccess.solihull.gov.uk/online-applications/">https://publicaccess.solihull.gov.uk/online-applications/</a>

<b>Reason for Referral to Planning Committee:</b>	<b>Called in by Councillor Meeson and 8 objections</b>
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<b>Recommendation:</b>	<b>APPROVAL SUBJECT TO CONDITIONS</b>
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**EXECUTIVE SUMMARY**

The principle of this residential development is policy compliant, creating a new residential unit on a site currently in residential use (Class C3) in an established accessible residential area, and would help to meet an identified need for new dwellings in an accessible location within the Borough. The principle of development is acceptable and in compliance with Policy P5 of the Solihull Local Plan (SLP). The design and layout respects the local distinctiveness of the area and the proposal therefore accords with Policy P15 of the SLP.

The proposal, as demonstrated by the content of this report, is deemed acceptable in all other respects and no material harm has been identified that outweighs the benefits of the scheme. The proposal should therefore be approved, subject to conditions.

**MAIN ISSUES**

The main issues in this application are:

- The first main issue is whether the proposal provides an appropriate residential use in accordance with relevant planning policy;
- The second main issue is the effect of the proposal on highway safety and the free flow of the road network;

- The third main issue is the effect of the proposal on the character of the area and appearance of street scene;
- The fourth main issue is the effect of the proposal on the amenities of the occupiers of neighbouring properties; and

#### Other material considerations

- Landscape,
- Ecology,
- Drainage,
- Climate Change,
- CIL
- Planning balance and conclusions

## CONSULTATION RESPONSES

### Statutory Consultees

None

**Non Statutory Consultees** The following Non-Statutory Consultee responses have been received:

- SMBC Drainage - No comment
- SMBC Ecology – Final comments awaited
- SMBC Highways – No objection subject to conditions
- SMBC Landscape – Final comments awaited

## PUBLICITY

The application was advertised in accordance with the provisions set down in the Town and Country Planning (General Development Procedure) Order 2015.

8 responses from 7 properties were received objecting to the application and Councillor Meeson has called the application to Committee. All correspondence has been reviewed and the main issues raised are summarised below (Planning Committee Members have access to all third party correspondence received):

### Highway safety

- Lack of parking;
- Increased traffic;
- Off road parking;

### Design and character

- Out of keeping with streetscene;
- Erosion of character of the area;

- Intensity of development;
- Over large;
- No garden;
- Overdevelopment; and
- Undesirable type of development

#### Neighbour amenity

- The proposed buildings will be imposing;
- Loss of light;
- Not comply with 45 degree line;
- Noise and smell; and
- Loss of privacy.

#### Others

- Loss of trees and landscape
- Not in line with Knowle, Dorridge and Bentley Heath Neighbourhood plan; and
- Loss of garden

### **RELEVANT PLANNING HISTORY**

- PL/2022/00261/MINFHO - First floor side and rear extension. Two storey front extension. Single storey rear extension. Proposed roof replacement and increased ridge height. New access to front. - Approved

### **PLANNING ASSESSMENT**

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: -

‘Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise’.

The National Planning Policy Framework at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

On the 13th of May 2021 the Local Plan Review was submitted (via the Planning Inspectorate) to the Secretary of State for independent examination.

This marks the next stage in the preparation and adoption of the plan. The advice in the NPPF at paragraph 48 states “Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)".

Greater weight, but not full weight, can therefore be given to the submitted plan, but this may still be dependent on the circumstances of each case and the potential relevance of individual policies. In many cases there are policies in the new plan which are similar to policies in the adopted plan which seek the same objectives, although they may be expressed slightly differently.

It is considered that relevant policies pertinent to this application have limited weight in the planning balance, and as a result do not alter the recommendation of approval reached in this report.

This report also considers the proposal against the Development Plan (Solihull Local Plan), the relevant policies of the National Planning Policy Framework ("NPPF") 2019, the National Planning Practice Guidance.

Whether the proposal provides an appropriate residential use in accordance with relevant planning policy

Policy P5 of the Local Plan supports new housing on unidentified sites in accessible locations where they contribute to meeting borough wide needs and towards enhancing local character and distinctiveness. Policy P5 of the Local Plan is consistent with policies set out in the Framework and full weight can be attributed to this Local Plan Policy.

In order to find support in Policy P5, developments should; (a) be located in accessible locations; (b) contribute to meeting borough wide housing needs and; (c) enhance local character and distinctiveness.

*- (a) Accessibility*

In terms of the first test, Policy P7 of the Local Plan provides accessibility criteria in relation to local circumstances. Policy P7, amongst other things, seeks to ensure that new development is focused in the most accessible locations and promotes ease of access. When looking at housing development, this Policy sets out criteria of walking distances that new development should seek to achieve and comments on distances from primary schools; doctor's surgeries and food shops as well as distances from bus stops and railway stations. The intention is that development should be easily accessible and linked to existing amenity facilities that are capable of being arrived at on foot. Policy P7 of the Local Plan is consistent with policies set out in the Framework and full weight can be attributed to this Local Plan Policy.

	Policy P7 distance requirement	Local Authority calculation of distance
Bus stop	400m	300m
Rail station	800m	300m
Food store	800m	300m
Primary School	800m	300m
GP surgery	800m	300m

Policy P7 expects development to meet certain accessibility criteria (as shown in the table above) “unless justified by local circumstance”. It is recognised that the development meets all of the ideal distances that Policy P7 aspires to. Importantly, the application site is located within an existing residential area of Dorridge, close to the village centre, which is well served by services. As such, the application proposal is considered to accord with the spirit of Policy P7.

For the reasons set out above, the spirit of Policy P7 is met, and the principle of the redevelopment of this site for residential purposes within the C3 Class of the Use Classes Order (1987) (as amended) meets the accessibility test in Policy P5.

*- (b) Contribute to meeting borough wide housing needs*

Paragraph 11 of the NPPF indicates that there is a presumption in favour of sustainable development. The correct test to apply is based upon whether an authority can demonstrate a 5-year land supply (5YHLS) or not. If it can't then for decision making the presumption means granting permission unless (i) the application of policies in the NPPF that protect areas or assets of particular importance (that are listed in foot note 6 of the NPPF) provides a clear reason for refusal or (ii) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole. This is often referred to as the ‘tilted balance’. The latest figures the Council has published in relation to the 5YLS indicates that the Council can demonstrate a supply of 3.60 years (as of 1st April 2021) and therefore the tilted balance is engaged. This shortfall is considered to be substantial on a scale of marginal-limited-modest-substantial-severe. As the shortfall is considered to be substantial this should be given significant weight.

Policy P5 of the Solihull Local Plan (SLP) supports new housing on unidentified sites in accessible locations where they contribute towards meeting identified housing needs and towards enhancing local character and distinctiveness. The proposal seeks to erect one additional bungalow thus enhancing local character and distinctiveness. Issues of character and design are considered in greater depth later on in this report.

*- (c) Enhancing local character and distinctiveness*

Finally, considering the third test, Policy P15 of the SLP provides guidance on

Securing Design Quality. Policy P15 of the SLP requires all development to achieve good quality, inclusive and sustainable design, which conserves and enhances local character, distinctiveness and streetscape quality and ensures the scale, massing, density, layout, materials and landscape of the development respects the surrounding natural, built and historic environment.

The principle of the redevelopment of this site for residential purposes within the C3 Class of the Use Classes Order (1987) (as amended) would contribute to meeting borough wide housing needs and therefore meets the housing test in Policy P5, which gains significant weight in the planning balance.

#### - Summary

For the reasons set out above, the principle of the redevelopment of this site for residential purposes within the C3 Class of the Use Classes Order (1987) (as amended) is compliant with Policy P5 of the Local Plan.

This should be accorded significant weight in the planning balance.

#### The effect of the proposal on the character of the area and appearance of the street scene

Policy P15 of the SLP is a wide ranging design policy that sets out the relevant guidelines by which development proposals will be assessed. Amongst other things, it states that all development proposals will be expected to achieve good quality, inclusive and sustainable design. The policy is consistent with the NPPF and thus carries significant weight.

To supplement the above policies the Council's Housing in Context SPG aims to maintain and enhance the local distinctiveness, character and quality of Solihull's residential areas, encouraging the most efficient use of land, whilst complementing surroundings. It identifies a number of key characteristics and common elements that lead to local distinctiveness and character that should be taken into account in the determination of applications. The guidance also highlights other considerations in assessing applications for residential development, such as impact on amenity, car-parking standards, and access to the site and other relevant planning considerations whilst recognising that its methodology does not require proposals to be a copy or pastiche of existing styles & development. Furthermore, development not in harmony with its context will exceptionally be allowed but only where it is of outstanding individual quality and where it is appropriately located

Policy D1 of the Knowle, Dorridge and Bentley Heath Neighbourhood Plan (KDBHNP) 2019 states that planning applications for a new development, including extensions, shall demonstrate that it would be of a high standard of design and preserves or enhances the character and appearance of the Area.

The proposal seeks to erect a detached property in the garden area of the existing site. This would be a 5 bedroomed property with associated parking spaces on the frontage and garden area to the rear.

Number 1 Avenue Close is an existing detached two storey dwelling located on a corner plot with Avenue Road. The property dates from the 1960s and constructed of predominately brick and render. The back garden is 16.4m in depth and backs onto The Willows, Avenue Road. The site area is 0.04 hectares

There are a variety of house types and plot sizes within the immediately surrounding area along Avenue Close and Avenue Road. The application site is occupied with a detached two storey property with an apartment block to the rear/side and other two storey properties within Avenue Close. The area is predominantly detached properties in various size plots. It is recognised that surrounding development generally consists of dwellings with similar plot sizes to that proposed.

The new dwelling would have a width of 13.5m and depth of 12m decreasing to 7m. The dwelling will be adjacent to the existing property that has consent for remodelling and there would be a gap of 1.8m between them. Adjacent to the other boundary is The Willows which is a three storey apartment block and from garden and parking area would be immediately next to the boundary with the proposed new dwelling. There would be a distance of 1.1m from the side boundary of the site. Rear garden depths is approx. between 6.2m and 11.4m and 7.9m to the frontage. The dwelling is therefore of a size, and is of a building-to-plot ratio, that is very similar to other development within the area.

In design terms, the dwelling is to be relatively simplistic and unfussy in appearance, maintaining a predominantly horizontal emphasis, incorporating front gables and a suitable scale of development. Having regard to the variation of building typologies including predominantly two storey and some three storey within the immediate area it is considered that the proposed dwelling will integrate successfully into the fabric of the area.

Having regard to the above it is considered that the proposal will create a legible and cohesive development that reflects the form, scale and pattern of other development within the area and of enhanced character and appearance to the existing property. As such it add to the diverse range of built form within the area, will enhance the character and appearance of the area, and is therefore compliant with Policy P15 of Solihull Local Plan, Policy D1 of the KDBHNP and guidance within the NPPF.

Moderate weight should be attributed to this in the planning balance.

#### The effect of the proposal on highway safety and the free flow of the road network

The development proposals include the erection of a new dwelling on land to the rear of no.1 Avenue Close. The proposals include the creation of a new vehicular access off Avenue Road. The Highway Authority is satisfied that the proposed vehicular access will be safe and suitable to serve the proposed dwelling however, it is noted that most of the proposed driveway will be located on public highway maintainable land.

Due to the land's current status, it will be necessary for an application to be made under Section 247 of the Town & Country Planning Act 1990, to stop-up the area

required for development which would remove the existing highway rights. This is a separate application and follow due process.

The Highway Authority is satisfied the development proposals should not have a severe impact on public highway safety, or on the operation or capacity of the local highway network.

For the reasons as set out in this section of the report, it is considered that the proposal is acceptable on highways grounds because it is unlikely that the development proposal will generate a significant increase in vehicle trips to have a severe impact on public highway safety, or on the operation of the local highway network. SMBC Highway Authority is therefore satisfied that the proposals accord with Policies P7 and P8 of the Solihull Local Plan 2013. SMBC Highway Authority considers the development proposals to be acceptable and should not be refused on highway grounds as per Paragraph 109 of the NPPF, as the development should not have an unacceptable impact on highway safety, nor will the residual cumulative impacts on the road network be severe.

Neutral weight should therefore be attached to this material consideration.

#### The effect of the proposal on the amenities of the occupiers of neighbouring properties

Policy P14 of the SLP seeks to protect the amenity of existing and potential occupiers of houses when considering new developments. Careful consideration must be made to amenity of both existing neighbours, as well as future occupiers of the proposed apartments. The policy is consistent with the NPPF and thus carries significant weight.

Concern has been raised by the residents with regards to the access, overlooking and loss of privacy. The access concerns have been addressed in the previous paragraph of this report. With regards to separation distances there is a distance of 6.3m at increasing to 11.4m at with the closest property 2 Avenue Close boundary. The existing dwelling on the site is situated closer than the application property as proposed. In addition there are no first floor windows in the rear projecting element of the proposed new dwelling. This is felt to be an acceptable distance to not create any direct overlooking or impact detrimentally on the living conditions of the occupiers of these properties.

The proposed building does infringe the 45 degree sightlines taken from the rear facing windows at the neighbouring property number 2. However the distances would mean that there would be limited impact. The outlook would be altered to windows in the rear of No.2, however the building would be positioned a distance from the shared boundary, alleviating potential concerns of overbearing impact. Number 2 has bedroom windows to the rear facing their garden and will have some views of the proposed dwelling, however there would be no negative impact due to separation distances. The existing dwelling on the site of number 1 is closer and has more impact on number 2 due to the orientation of the properties



Turning to The Willows in Avenue Road there would be no infringement of the 45 degree sightlines. The proposed new dwelling would be a distance of 9m from this property. Therefore there would be limited impact on the living conditions of residents at The Willows.

In summary, the siting and relationship of the proposed dwelling and its associated infrastructure would not have an unreasonable impact on the amenities of the neighbouring properties and thus the development would accord with Policy P14 in this regard. This carries neutral weight in the assessment and determination of this application.

With respect to the living conditions of future occupiers, the drawings submitted demonstrate that a sizable area of useable space would be located to the rear of the property for use by occupants of the dwelling. As a consequence, the proposal would have an acceptable effect on the living conditions of future occupiers of the development in terms of external space provision.

In summary, it is considered that the proposed dwelling is appropriately proportioned and sited so as not to have an adverse effect on the living condition of the occupants of nearby dwellings or future occupiers of the development. In this regard, the development would accord with Policy P14 of the SLP, and neutral weight should therefore be attached to this material consideration

#### Other issues

##### Landscape

Policy P10 of the SLP recognises the importance of a healthy natural environment in its own right. Policy P14 of the SLP requires new development to safeguard important trees, hedgerows and woodlands. The policy is consistent with the NPPF and thus carries significant weight.

In respect of trees on and around the development site, SMBC Landscape Architects have considered the landscape plan submitted with the application and have concluded that proposal can be undertaken without compromising the health or longevity of important trees on and around the site. No objection has been raised subject to all works to and adjacent to retained existing trees are to be carried out in strict accordance with the information contained in the Arboricultural information (regarding tree protection, no dig construction etc.) that accompanies the application.

The proposal is therefore compliant with Policies P10 and P14 of the SLP and neutral weight should therefore be attached to this material consideration

##### Ecology

Policy P10 of the SLP seeks to protect habitats and to conserve, enhance and restore biodiversity. The policy is consistent with the NPPF and thus carries significant weight.

SMBC Ecologists have considered submitted bat and bird survey and requested additional surveys. These have now been submitted and a full response is awaited. A Small Sites metric has now been submitted which shows that the development can secure a net gain to biodiversity.

This will be updated by way of an update note.

### Drainage

Policy P11 of the SLP advises that new development will not normally be permitted within areas at risk of flooding. The policy is consistent with the NPPF and thus carries significant weight. The site lies within Flood Zone .

The applicant is advised that according to mapping produced by the Environment Agency and held by the Council, the site is at risk of surface water flooding during extreme storm events. It is therefore strongly recommended that the development is constructed using flood resilient construction techniques to ensure that in a flood event the property remains watertight. It is also imperative that site level design does not cause an increased flood risk to third parties

The proposed method for draining the site should be in accordance with the sustainable drainage hierarchy; with a preference for shallow infiltration measures, followed by measures to drain to a nearby watercourse, otherwise discharging to a surface water sewer.

SMBC Drainage Engineers have considered the proposal and raises no objection. The proposal is therefore compliant with Policy P11 of the SLP and neutral weight should therefore be attached to this material consideration

### Affordable housing

In terms of affordable housing, the proposal would create a new dwelling house that would not exceed the 1,000 sq. m 'floor space' threshold set out in Policy 4a of the SLP. Thus, no affordable housing provision is required to be provided by the proposal. The proposal is therefore compliant with Policy P4a of the SLP and neutral weight should therefore be attached to this material consideration.

### Climate Change

In October 2019 the Council made a climate emergency declaration and a statement of intent to protect the environment. This was unanimously approved by the Council and has led to the development of the Council's Net Zero Action Plan and supported the evidence base to deliver new policies within the Solihull Local Plan Review (SLPR). As explained earlier in this report, the SLPR is currently going through the examination process and hearings have taken place with the Planning Inspectors. Once adopted, the plan will replace the Solihull Local Plan 2013 and will have full weight. Until that time, policies within the SLPR hold limited weight, but not full weight in the decision-making process. Whilst adopted policy P9 sets out measures to help tackle climate change through new development, it does not set clear requirements relating to new technologies and initiatives. As such, the updated

policy P9 will provide the Council with greater leverage in requiring new development to meet up to date Climate Change and sustainable policies – responding to the aims and objectives of the Climate Change deceleration.

Nevertheless, existing planning applications such as this, are already required to perform well against wider climate change and sustainable policies. To this end, officers have sought to achieve the best solutions as part of this application within the remits of adopted policy. A net gain in biodiversity is achieved. Officers also note that new dwellings will be constructed to modern Building Regulation standards and will therefore have a far greater thermal efficiency than older dwellings. Whilst not yet reaching net zero, such standards will, by their very nature, help reduce energy demand for heating, lighting and cooling and minimise carbon dioxide emissions.

Furthermore, it is important to note that amended Building Regulations came into effect from 15th June 2022 and are applicable to new builds. This relates to Part L (conservation of fuel and power), Part F (ventilation) and a new Part O (overheating) of the Building Regulations. Part S (Infrastructure for the charging of electric vehicles) are also bolstered and become a building regulation requirement. Whilst new measures will not apply to schemes which are already subject to a building notice; full plans application to Building Control; or initial notice to Building control and which commence work for each building before 15 June 2023, it is our understanding that anything subject to such Building Control applications after the 15th June 2022 will need to meet these new regulations as standard. An informative is added to the recommended decision to alert the applicant to this.

### CIL

The proposal would be liable for the CIL charge if planning permission is granted. This would amount to a levy of £42,265.68 based on the contribution rate for new residential dwellings in a 'rural area' location.

### Public Sector Equality Duty

In determining this application, Members must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions).

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation to grant permission in this case will have a disproportionately adverse impact on a protected characteristic.

### Human Rights

In determining this request for approval, Members should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority to act in a manner that is incompatible with the European Convention on Human Rights.

Members are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence. The recommendation for approval is considered a proportionate response to the submitted request based on the considerations set out in this report.

### Planning balance and conclusion

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: -

'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

The Framework is an important material consideration. It advises that housing applications should be considered in the context of the presumption in favour of sustainable development which, in the absence of an up-to-date Development Plan (as in Solihull) means granting permission unless adverse impacts of the scheme significantly and demonstrably outweigh the benefits (as assessed against the Framework as a whole), or specific policies in the Framework indicate otherwise. This is often referred to as the 'tilted balance'.

The outcome of this application therefore depends on:

- Whether there are any adverse impacts which would significantly and demonstrably outweigh the benefits; and
- Whether the overall planning balance would be in favour or against the scheme.

In terms of the benefits of the scheme, the development would accord with Policies P5, P7, P8, P10, P11, P14, and P15 of the Local Plan and relevant criteria therein. The purchase of materials and services in connection with the construction of the dwellings, local employment during the construction period are all economic benefits that weigh in favour of the scheme. In terms of scheme's benefits, taken together, significant weight should be given to the economic, environmental and social benefits of the new homes.

In terms of adverse impacts, subject to conditions, the development would not conflict with Policies within the Local Plan, Policy D1 of the Knowle, Dorridge, Bentley Heath Neighbourhood Plan 2019 or guidance in the Framework. This should be accorded neutral weight in the planning balance.

In conclusion, for the reasons outlined above, the proposed development would benefit from the presumption in favour of sustainable development and the overall planning balance must be in favour for this proposal.

In coming to this recommendation, your officers have also taken into consideration all of the representations made in respect to the proposal. In view of the matters set out above however, they do not alter the overall conclusion.

The proposal is therefore recommended for approval subject to appropriate conditions.

## **RECOMMENDATION**

Approval is recommended subject to the following précis of conditions a full list of standard conditions is available using the following link:

<http://www.solihull.gov.uk/Resident/Planning/searchplanningapplications>:

- 1) CS00 – Plan numbers
- 2) CS05 – Time restriction
- 3) CS06 – Materials to be submitted
- 4) The access to the site for vehicles shall not be used until a public highway footway / verge crossing has been laid out and constructed in accordance with the standard specification of the Local Highway Authority.

In the interests of road safety and amenity to accord with Policy P8 of the Solihull Local Plan 2013

- 5) The new vehicular access shall not be used until the section of public highway maintainable land that will be used for the driveway has been stopped up to remove the existing highway rights.

In the interests of the convenience and safety of users of the highway in accordance with Policy P8 of the Solihull Local Plan 2013

- 6) CL04 – Hard and soft landscaping scheme
- 7) CL06 – Implementation of landscaping scheme
- 8) CL07 – Replacement of lost hedging or trees
- 9) NOTE – EV charging point

10) NOTE - Condition 4 requires works to be carried out within the limits of the public highway. Before commencing such works, the applicant / developer must apply for a residential Vehicle Access Crossing (VAC). Applications should be made to the Highway infrastructure Team and can be contacted at [duljit.madhar@solihull.gov.uk](mailto:duljit.madhar@solihull.gov.uk) or 0121 704 6487.

11) NOTE - The applicant is advised that according to mapping produced by the Environment Agency and held by the Council, the site is at risk of surface water flooding during extreme storm events. It is therefore strongly recommended that the development is constructed using flood resilient construction techniques to ensure that in a flood event the property remains watertight. It is also imperative that site level design does not cause an increased flood risk to third parties. Flood risk information can be obtained from <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>.

The proposed method for draining the site should be in accordance with the sustainable drainage hierarchy; with a preference for shallow infiltration measures, followed by measures to drain to a nearby watercourse, otherwise discharging to a surface water sewer.

Where attenuation storage is required, surface water drainage systems should replicate natural drainage processes as closely as possible. Sustainable Drainage Systems (SuDS), such as permeable paving, swales, green roofs/walls or

attenuation basins should be preferred on all development sites ahead of conventional drainage measures (piped systems).

Further information relating to this can be obtained from Solihull Council as the Lead Local Flood Authority (LLFA) on 0121 704 8000 or [drainage@solihull.gov.uk](mailto:drainage@solihull.gov.uk).